

Native Housing file  
8-48

ROTARY CLUB OF JOHANNESBURG.

MINUTES of Non-European Affairs Committee held on Friday, November 4th, 1949, at the Carlton Hotel.

PRESENT: Rotarian H.A. Damant (in the chair) and Rotarians T.K. Adams, Barkhuizen, Bennett, Bleeker, Brown, Butterworth, Cook, Cooper, Cope, Davenport, Ebbs, Falconer, Filer, Gray, Hall, Hammond, Hurd, Hough, Immink, Irvine-Smith, Jackson, R. Jones, N. Jones, Kraft, Lawson, Laurence, Leigh, Marks, McMurray, McPhail, Offord, Parnel, Phillips, Strawbaun, Venables, Webb, Wertheim, Whyte. Total 39.

APOLOGY was received from Rotarian D.K. Adams.

MINUTES of meeting of October 7th, 1949, were circulated and confirmed.

VISITOR: Rotarian Klempster, who was Secretary of Maritzburg Club, was welcomed.

NEW COMMITTEE MEMBER: Rotarian Ebbs was welcomed to the Committee.

SHORT & LONG TERM HOUSING MEMORANDUM:

The Chairman, with the Club Secretary's concurrence, asked Rotarian McPhail to read an extract from a special Board Meeting's minutes of October 14th, 1949, on this subject. These minutes were discussed at a special Sub-Committee on October 31st and the meeting was informed that this Committee felt the principles involved were indisputable and should stand.

The Chairman here read the contents of the short term memorandum on which agreement to act had previously been achieved. President Hall thought the whole document a valuable one and suggested it should be circulated to all Clubs and sent to the District Conference.

SPONSORING OF A SHORT TERM HOUSE:

Rotarian Cutten and Irvine-Smith tabled plans of a house and the materials of which would cost £45., and Rotarian Venables was asked to consider this and T.K. Adams' larger plan, the cost of which would be £80 approximately. After discussing whether it would be wise to erect three houses of 2, 3 and 4 rooms, Rotarian Venables asked that only one be erected and that approach to the Municipality be made for the necessary site. He also recommended T.K. Adams' house of 4 rooms, though somewhat smaller, be erected. He also advised that 15% of Orlando householders had an income of £29. or more per month.

The meeting decided to proceed with Rotarian Irvine-Smith's plan. Publicity, it was felt, was vital for the success of the venture.

The following Sub-Committee was appointed to go further into the practical aspects of the project.

TECHNICAL: Rotarian Irvine-Smith.

PUBLICITY: Cope, Kraft and Redford to be co-opted.

WAYS & MEANS: Damant.

Rotarian Hammond advised that a person at his table offered to pay for the cost of the house, which met with the meeting's acclamation. The builder (and occupier) of the house, it is intended, should repay this cost over a period.

The Chairman indicated his pleasure at progress made and that he would be able to submit a report to the regional conference the following week.

REPORT OF AN ASSAULT:

Rotarian Phillips informed the meeting of an assault on a Native, details of which were circulated. Rotarian Whyte advised he could give information of other cases.

A Sub-Committee comprising Rotarians Cope, Phillips, Whyte and Wertheim was asked to investigate and report to a special meeting.

FREQUENCY OF MEETINGS:

Rotarian Cutten suggested the necessity of holding two meetings per month to do justice to this Committee's affairs.

CONFIRMED THIS.....DAY OF.....1949.

CHAIRMAN.

Native Housing

Native Experimental House

QUANTITIES.

1 Pkt. cement	5. 0.
1 cub. yd. sand	12. 0.
2 cub. yds. stone	1. 5. 0.
1 Stock 2'8" x 6'8" ledged, braced, battened door with frame, hinges & lock	5. 0. 0.
3 Stock two-sash wood windows with glazing and fittings.	15. 0. 0.
9 - 13'0" - 4" gum poles	11. 0.
136' - 2" x 3" purlins	3. 15. 0.
17 - 15'0" corrugated iron sheets	13. 14. 0.
10' stove pipe and cowl	10. 0.
Roofing Nails, cost of brick mould, paint, etc.	1. 0. 0.
Transport say	8. 8. 0.

£50. 0. 0.

NATIVE HOUSING - FINANCE

The following figures of the cost of new houses in Witbank location were supplied to me by the Town Treasurer through the Location Superintendent (Mr.Lynn) on 13/2/52:-

2 Roomed House - brick	£250.	Rent	£1.10.0. p.m.
3 " " "	£265	"	£2. 0.0. p.m.
3 " " " (semi-detached)	£260	"	£2. 0.0. p.m.
2 Roomed House - cement and ash blocks	£230	"	£1.10.0. p.m.
4 Roomed House	£340	"	£3. 0.0. p.m.

(J.D.RHEINALLT JONES.)

18th February, 1952.  
Johannesburg.

CITY OF CAPE TOWN - LANGA DISTRICT.

Particulars of Dwellings for Married Natives.

MEASUREMENTS.	TYPE.	NUMBER ERECTED.	DATE ERECTED.	Description.	CONTRACT PRICE.	RENTAL 'P. MONTH.
Rooms. 12' x 10'	1	300	1928	2-roomed, without verandahs. Roofed with corrugated asbestos, without ceilings. Separate lavatory accommodation to each house. (No fuel sheds). (Ceilings subsequently installed @ cost of £1150).	£165	15/-
12' x 10'	1	80	1934/5	2-roomed, without verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£97	15/-
12' x 10'	1	30	1936	2-roomed, without verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£126	15/-
12' x 12'	2	48	1932	2-roomed, with verandahs. Roofed with corrugated iron and provided with ceilings. Provided with communal lavatories.	£110	17/6d
10' x 16' 10' x 10' 6' x 10' Ver.	2	80	1934/5	2-roomed, with verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£128	17/6d
do.	2	30	1935	2-roomed, with verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£143	17/6d
do.	2	8	1935	2-roomed, with verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£132	17/6d
2 @ 9'6" x 9' 1 @ 9'6" x 12'6½"	3	16	1932	3-roomed, with verandahs. Roofed with corrugated iron and provided with ceilings. Provided with communal lavatories.	£135	22/6d
do. do.	3	40	1934/5	3-roomed, with verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£129	22/6d
do. do.	3	10	1935	3-roomed, with verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£150	22/6d
3 @ 9'6" x 9' 1 @ 9'6" x 18'4"	4	12	1935	4-roomed, without verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£186	30/-
do. do.	4	6	1936	4-roomed, without verandahs. Roofed with corrugated iron and provided with ceilings. Separate lavatories and fuel sheds.	£219	30/-
		<u>660</u>		(In each case wooden floors are installed).		
2 @ 9'6" x 9'6" 1 @ 14'6½" x 11'	5	204	1940/41	3-roomed, with verandahs. Roofed with corrugated asbestos. Wooden floors and ceilings; built-in food cupboard; fuel store; sink in kitchen; elec. light & power plug; private lavatory & bathroom; private tap and washing area in yard. (Electricity paid separately: average 4/6d per month).	£331.	35/- reduced to 32/6d in Mch. 1942.

*340 sq ft*

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1st Contract

ANALYSIS OF TENDERS.

ROBT LOWIE

Tender No. in Appendix "A"	Type of Construction.	Single Dwellings			Semi-detached dwellings			TENDER PRICE	Time of completion.
		Cost excluding E.C.	Cost including E.C.	Cost per sq.ft.	Cost excluding E.C.	Cost including E.C.	Cost per sq.ft.		
5	As per specification	£330. 4.0	£351.8.0	13/1	£297. 6.0	£318.10.0	12/-	£66,990	Not started
6	-do-	£321.15.0	£348.5.0	12/9	£298.15.0	£325. 5.0	12/1	£67,350	8 Months.
8	-do-	£341. 0.0	£363.10.0	13/6	£312. 0.0	£334.10.0	12/7	£69,800	15 Months.
12	-do-	£337. 0.0	£354. 0.0	13/4	£333.14.0	£350.14.0	13/6	£70,470	12 Months.

ALTERNATIVE SPECIFICATIONS.

X 1	Precast concrete interlocking blocks	£282. 0.0	<u>£306. 0.0</u> ANDERSON	11/2 Block	£282. 0.0	£306. 0.0	11/5	£61,200	12 Months.
22	Precast concrete walls	£318. 0.0	£343. 0.0	12/7	£295.10.0	£320.10.0	11/11	£66,350	Not started.

J. HAMLIN.

ANALYSIS OF TENDERS.

2. contract

Appendix B.

Tender No. in Appendix "A"	Type of Construction	Single Dwellings			Semi-Detached Dwellings			Tender Price	Time of Completion
		Cost Excl- uding E.C.	Cost In- cluding E.C.	Cost per Sq.Ft.	Cost Excluding E.C.	Cost Including E.C.	Cost per sq. ft.		
1	As per Specifi cat- ion	£320.	£340.12.0.	12/6	£289.6.0.	£309.18.0.	11/6	£65,050.	Nine Months.
3	do	£310.	£328.10.0.	12/3	£300.0.0.	£318.10.0.	12/1	£64,700.	Fifteen Months.
5	do	£306.5.0.	£327. 5.0.	12/-	£303.3.9.	£324. 3.9.	12/3	£65,143.	Nine Months.
9	do	£300.0.0.	£307.17.6.	11/11	£290.0.0.	£297.17.6.	11/7	£60,575.	Fourteen Months.

Alternative Tenders.

X 2	Precast Interlock- ing blocks.	£276.15.0.	<u>£299.15.0.</u>	11/-	£276.15.0.	£299.15.0.	11/1	£59,950.	Twelve Months.
6	do	£285.14.0.	£305.14.0.	11/3	£274. 0.0.	£294. 0.0.	10/11	£59,970.	Ten months.
14	do	£277.0.0.	£295.10.0.	11/-	£264.10.0.	£282.10.0.	10/7	£57,800.	Not stated.

Johannesburg,  
29th July, 1950,  
HK/MLH/JH

MAZISTALITE BLOCK

TILLET.

ANALYSIS OF TENDER.

Appendix A.

add contract

Tender NO in Appendix B.	Type of Construction	Single Dwellings			Semi-detached Dwellings.			Tender Price	Time of Completion.
		Cost Excluding EC.	Cost including EC.	Cost for Sq. feet.	Cost excluding EC.	Cost Including EC.	Cost for Sq. feet.		
(1)	As for specification	£443.15.0.	£477.15.0.	19/-	£415.15.0.	£449.15.0.	17/11	£92,768	15 - 18 months.
(4)	- do -	£406. 0.0.	£425.10.0.	19/1	£385. 0.0.	£404.10.0.	16/2	£83,000	25 months.

ALTERNATIVE SPECIFICATIONS.

2.	Concrete Walls.	£284. 0.0.	£309. 0.0.	12/4	£270. 0.0.	£295. 0.0.	11/10	£60,400	10 months.
8.	Vermiculate Compound	£241. 3.0.	£265. 5.0.	10/7	£245.15.0.	£269.18.0.	10/10	£53,510	4 months.
9. X	Precast Concrete interlocking blocks	£253. 0.0.	<u>£278. 0.0.</u>	11/1	£257. 0.0.	£282. 0.0.	11/3	£56,000	10 months.
10.	Precast Mazistalite Interlocking blocks	£247. 0.0.	£264.10.0.	10/7	£237. 0.0.	£254.10.0.	10/2	£51,900	8 months.

TILLET



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